

# Industrial/Warehouse unit .

# TO LET

*3,017 SQ FT (280 SQ M).*



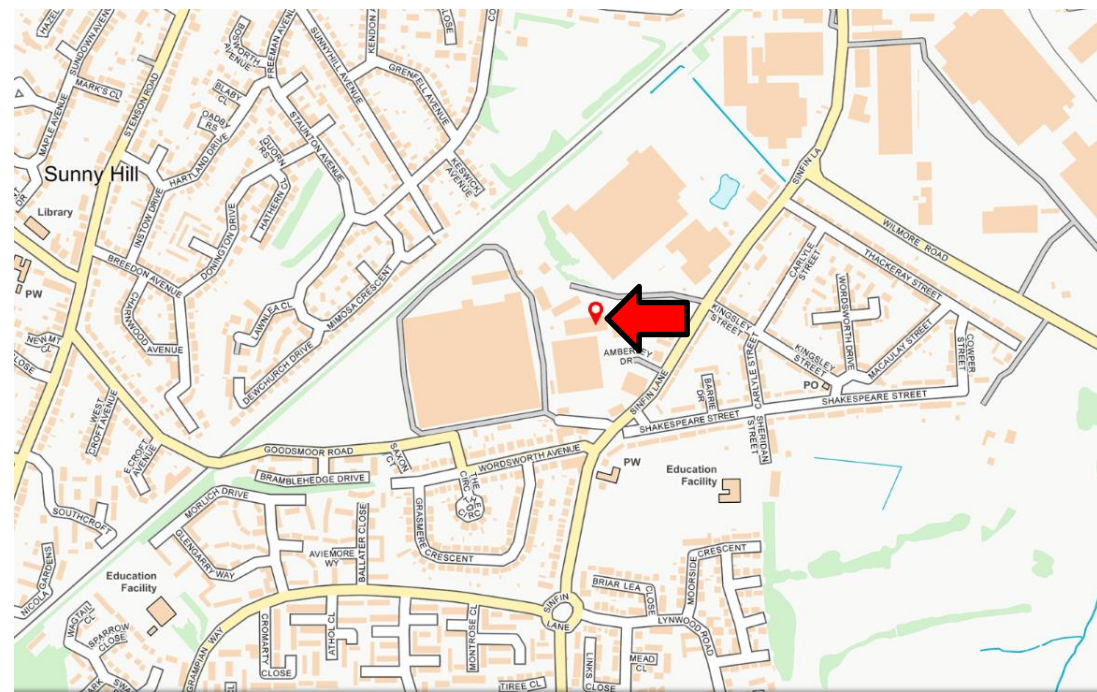
**Unit 4B, Sinfen Commercial Park,  
Sinfen Lane, Derby, Derbyshire  
DE24 9HL.**



# Property Summary.

The warehouse property is of a steel portal frame construction and benefits from the following specification:

- Eaves height of 5m
- Roller shutter door
- Clear span warehouse
- Shared yard space
- Dedicated car parking spaces



## Location.

Sinfin Commercial Business Park is positioned on Sinfin Lane to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.



## FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	3,017	280.3
Total	3,017	280.3

## TERM

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

The property is available to rent £18,500 per annum.

## SERVICE CHARGE

An annual service charge will be applicable. The 2012 budget is £434.51 + VAT per annum.

## SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. Knight Frank LLP have not tested any apparatus on site and therefore cannot verify the condition.

## EPC

This property has the following EPC rating: D (96).

## RATEABLE VALUE

The 2017 Rateable Value is £15,250. Interested parties are advised to contact the relevant billing authority to discuss rates payable. Source – VOA

## LEGAL COSTS

Each party is to cover their own legal, and surveyors, costs on any transaction.

## VAT

VAT may be payable on any transaction at the prevailing rate.

# Contact.



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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